# MINUTES OF THE REGULAR CITY COUNCIL MEETING TUESDAY- -JULY 3, 2007- -7:30 P.M.

Mayor Johnson convened the Regular City Council Meeting at 7:56 p.m.

ROLL CALL - Present: Councilmembers deHaan, Gilmore, Matarrese, Tam, and Mayor Johnson - 5.

Absent: None.

# AGENDA CHANGES

 $(\underline{07-308})$  Mayor Johnson announced that Introduction of Ordinance Amending the Alameda Municipal Code [paragraph no.  $\underline{07-321}$ ] was continued to August 7 and that Resolutions Appointing various Boards and Commissions [paragraph no.  $\underline{07-309}$ ] would be addressed first.

## REGULAR AGENDA ITEMS

- (07-309) Resolution No. 14111, "Appointing Linda McHugh as a Member of the Civil Service Board." Adopted;
- (07-309A) Resolution No. 14112, "Reappointing Steve R. Fort as a Member of the Commission on Disability Issues." Adopted;
- (<u>07-309B</u>) <u>Resolution No. 14113</u>, "Reappointing Margaret Hakanson as a Member of the Commission on Disability Issues." Adopted;
- (<u>07-309C</u>) <u>Resolution No. 14114</u>, "Reappointing Audrey Lord-Hausman as a Member of the Commission on Disability Issues." Adopted;
- (<u>07-309D</u>) <u>Resolution No. 14115</u>, "Appointing Roberta Kreitz as a Member of the Commission on Disability Issues." Adopted;
- (<u>07-309E</u>) Resolution No. 14116, "Appointing John Robinson as a Member of the Commission on Disability Issues." Adopted;
- (07-309F) Resolution No. 14117, "Reappointing Jeannette L. Copperwaite (Historic Experience Seat) as a Member of the Film Commission." Adopted;
- $(\underline{07-309G})$  Resolution No. 14118, "Reappointing David J. Duffin (Film/Video Experience Seat) as a Member of the Film Commission." Adopted;
- (07-309H) Resolution No. 14119, "Reappointing Liam Gray (Arts/Cultural Seat) as a Member of the Film Commission." Adopted;
- (07-309I) Resolution No. 14120, "Reappointing Orin D. Green

- (Film/Video Experience Seat) as a Member of the Film Commission." Adopted;
- $(\underline{07-309J})$  Resolution No. 14121, "Appointing Ronald Kahn as a Member of the Housing and Building Code Hearing and Appeals Board." Adopted;
- (07-309K) Resolution No. 14122, "Reappointing Nancy Gormley (Senior Tenant Seat) as a Member of the Housing Commission." Adopted;
- (07-309L) Resolution No. 14123, "Appointing Mike Hartigan as a Member of the Library Board." Adopted;
- (07-309M) Resolution No. 14124, "Reappointing Marilyn Ezzy Ashcraft as a Member of the Planning Board." Adopted;
- (07-309N) Resolution No. 14125, "Reappointing Gina Mariani as a Member of the Planning Board." Adopted;
- (<u>07-3090</u>) <u>Resolution No. 14126</u>, "Reappointing Katina Huston as a Member of the Public Art Commission." Adopted;
- (07-309P) Resolution No. 14127, "Reappointing Cathy Nielsen as a Member of the Social Service Human Relations Board." Adopted; and
- (07-309Q) Resolution No. 14128, "Reappointing Henry Villareal as a Member of the Social Service Human Relations Board." Adopted.

Mayor Johnson thanked Board and Commission members for all of their hard work.

Councilmember Matarrese moved adoption of the resolutions.

Councilmember Gilmore seconded the motion, which carried by  $unanimous\ voice\ vote\ -\ 5.$ 

The City Clerk administered the Oath and presented certificates of appointment to Board and Commission members.

### PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(07-310) Presentation regarding the Façade Grant Program.

The Development Services Director gave a Power Point presentation.

Mayor Johnson inquired what is the budget for the Façade Grant Program, to which the Development Services Director responded the budget was \$200,000 last year.

Mayor Johnson stated the Park Street and Webster Street improvements have made a huge difference.

Regular Meeting Alameda City Council July 3, 2007 Councilmember deHaan inquired what is the budget for next year, to which the Development Services Director responded \$200,000.

Vice Mayor Tam stated she is impressed with the before and after pictures; inquired what is the average cost for renovations.

The Business Development Manager responded costs vary; stated grants are on two levels: one for tenants and one for owners; the average grant is approximately \$8,000.

Councilmember Matarrese stated he is impressed with the results; the momentum needs to continue.

Councilmember deHaan stated that he is pleased with the awnings; the awnings are becoming standardized.

The Development Services Director stated the Development Coordinator takes a lot of care in developing color schemes and design.

Mayor Johnson inquired whether the Façade Grant Program funding comes from the Redevelopment budget.

The Development Services Director responded currently the program is funded by the Commercial Revitalization fund.

Mayor Johnson inquired whether the available funding equals the demand.

The Development Services Director responded in the affirmative; stated priority would be given to move funds around if needed.

Kathy Moehring, West Alameda Business Association, stated she is happy to have the opportunity to work with businesses to beautify the downtown district.

Robb Ratto, Park Street Business Association, thanked staff for simplifying the grant process; stated responses are given within two days of submitting an application.

(07-311) Report on the Film Commission's first year.

The Development Services Director gave a brief presentation.

Mayor Johnson inquired whether the City would have a point of contact once filming starts.

The Development Services Director responded in the affirmative; stated the old ordinance had the Public Works Department as the point of contact; now the point of contact is the Planning Department; the Development Coordinator would report back on the economic activity.

# CONSENT CALENDAR

Councilmember Matarrese moved approval of the Consent Calendar minus Introduction of Ordinance Amending the Alameda Municipal Code [paragraph no. 07-321], which was moved to August 7, 2007.

Councilmember Gilmore seconded the motion, which carried by unanimous voice vote - 5.

(\*07-312) Minutes of the Special Joint City Council, Alameda Reuse and Redevelopment Authority and Community Improvement Commission Meeting and the Regular City Council Meeting held on June 19, 2007.

Approved with the following corrections to the Special Joint City Council, Alameda Reuse and Redevelopment Authority and Community Improvement Commission Meeting: Page 11: "Vice Mayor Tam inquired whether Board Members are required to make contributions over time;" Page 15 "...the City needs to help the Museum with finding a site if fund raising is not enough to cover a projected rent increase."

- (\*07-313) Ratified bills in the amount of \$4,379,969.18.
- (\*07-314) Recommendation to approve a Lease Extension with E-Z-Go/Textron Financial Corporation for 120 electric golf carts for rental use at the Chuck Corica Golf Complex. Accepted.
- (\*07-315) Recommendation to allocate \$58,665 and award Contract in the amount of \$511,468, including contingencies, to William P. Young Construction for Ballena Bay Bridge Seismic Retrofit Project, No. P.W. 05-00-09. Accepted.
- (\*07-316) Recommendation to accept the work of Ghilotti Brothers for the Fernside Boulevard Pedestrian Access Improvements near Lincoln Middle School (Safe Routes to School), No. P.W. 11-02-15. Accepted.
- (\*07-317) Recommendation to adopt Plans and Specifications and authorize Call for Bids for the Grand Street Sewer Pump Station, No. P.W. 04-07-16. Accepted.
- (\*07-318) Recommendation to authorize installation of All-way Stop

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Controls at the following intersections: Fountain Street at Van Buren Street, and Fountain Street at Jackson Street. Accepted.

- (\*07-319) Resolution No. 14129, "Authorizing Open Market Purchase Pursuant to Section 3-15 of the Alameda City Charter for the Roof Structure for Maintenance Service Center Transfer Pad and Dumpsters, No. P.W. 04-07-14 and Authorizing the City Manager to Enter into Such an Agreement." Adopted.
- (\*07-320) Resolution No. 14130, "Authorizing the City Manager to Execute the Grant Contract Between the State of California Department of Boating and Waterways and the City of Alameda for the Purchase of Marine Patrol Equipment." Adopted.
- (07-321) Introduction of Ordinance Amending the Alameda Municipal Code by Repealing Sections 5-30 (Filming Activities) in its Entirety, and Replacing It with a Successor Section to Article II (Permits) of Chapter V (Licenses and Permits) Making Changes to the Procedures, Regulations and Related Fee Provisions for Filming Activities within the City of Alameda. Continued to August 7, 2007.

#### REGULAR AGENDA ITEMS

- (07-322) Public Hearing to consider Resolution No. 14131, "Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments, Island City Landscaping and Light District 84-2, All Zones." Adopted; and
- (<u>07-322A</u>) Public Hearing to Consider Adoption of Resolution Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments, Island City Landscaping and Lighting District 84-2, Zones 2 and 3. **Not adopted.**

The Public Works Coordinator gave a brief presentation.

Mayor Johnson stated Zones 2 and 3 are on Webster Street; inquired whether another budget would be prepared if the fee increase is adopted.

The Public Works Coordinator responded the budget has been prepared; stated the second resolution [for Zone 2 and 3] would modify the first resolution to reflect the increase.

Mayor Johnson stated the issue is important to Webster Street.

Mayor Johnson opened the public portion of the hearing.

There being no speakers, Mayor Johnson closed the public portion of

the hearing.

Councilmember Matarrese moved adoption of the resolution Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments, Island City Landscaping and Light District 84-2, All Zones.

Councilmember deHaan clarified that the motion was for the present assessment.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote -5.

Mayor Johnson announced that the Public Hearing to consider Adoption of Resolution Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments, Island City Landscaping and Lighting District 84-2, Zones 2 and 3 [paragraph no. 07-322A] would be tabled to allow the ballots to be tallied.

(07-323) Public Hearing to consider Resolution No. 14132, "Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments, Maintenance Assessment District 01-01 (Marina Cove)." Adopted.

The Public Works Coordinator gave a brief presentation.

Mayor Johnson opened the public portion of the hearing.

There being no speakers, Mayor Johnson closed the public portion of the hearing.

Councilmember deHaan moved adoption of the resolution.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

(07-324) Public Hearing presenting the Master Fee Schedule for Fiscal Year 2007-2008.

The Finance Director gave a brief presentation.

Mayor Johnson opened the public portion of the hearing.

There being no speakers, Mayor Johnson closed the public portion of the hearing.

Mayor Johnson stated that the golf fees are fine; there is an Regular Meeting Alameda City Council July 3, 2007

outstanding issue pertaining to golf policies.

Councilmember deHaan stated periodically concerns are raised regarding fees; inquired whether said concerns are tracked and categorized; stated people had disputes with building fees; the matter was put to rest because there was a misunderstanding.

The Finance Director responded records are kept within the department that collects the fee; stated departments could be surveyed.

Councilmember deHaan inquired whether the Finance Director was aware of any concerns [regarding fees], to which the Finance Director responded that she was not aware of any concerns in recent times.

Councilmember Gilmore moved acceptance of the Master Fee Schedule.

Councilmember Matarrese seconded the motion, which carried by  $unanimous\ voice\ vote\ -\ 5.$ 

Councilmember deHaan stated a 7.4% increase could be testy; he hopes that a vigil will be maintained on the matter.

 $(\underline{07-325})$  Introduction of Ordinance Authorizing the City Manager to Execute All Necessary Agreements and Documents for Termination of the Ground Lease and Execution of a Master Lease that Divides the Leasehold Estate that is the Subject of the Lease into Three Separate Leasehold Estates to Ballena Isle Marina, LP, a California Limited Partnership, of Real Property Held Under Lease By and Between the City of Alameda and Ballena Isle Marina, a Limited Partnership.

The Development Services Director gave a Power Point presentation.

Vice Mayor Tam stated the rent escalation is phenomenal; inquired whether the estimate is conservative and one that the City could expect.

The Development Services Director responded that Keyser Marston Associates, Inc. (KMA) is very conservative in the estimates; stated the estimates are attainable.

Bob Wetmore, KMA, stated the gross revenue is what drives the projections; the number of slips would be reduced from 500 to 370 but would not change the rates; the City would get a percentage of the gross.

Vice Mayor Tam inquired whether revenues could be used for property improvements to meet the rent expectations.

The Development Services Director responded that she does not expect that any of the revenues would go back to the private development of the site; stated revenues would be used to expand access to Tidelands areas; other properties could be bought or improvements could be made to other Tidelands properties for public benefit around the waterfront.

Mayor Johnson stated that the revenue could be used to improve the Bay Trail.

Councilmember Matarrese inquired whether the revenue could be available for economic development and maritime job generation.

The Assistant City Manager responded revenues could be used for any Tideland use, including ship building, navigation, fishing, and other commercial activity.

Councilmember Matarrese inquired whether revenues could be used for bulkhead improvements, to which the Assistant City Manager responded in the affirmative.

Councilmember deHaan inquired what the property would look like at the end of the lease.

The Development Services Director responded the lease has safeguards requiring regular maintenance; the lease has a provision requiring that there must be a cure to any obsolescence ten years prior to the end of the lease; inquired whether an account is required to be set aside.

Mr. Wetmore responded in the negative; stated the lease hold would have an engineering evaluation at mid-lease; the City would choose the engineer and do an inspection; the lessee is required to cure any physical obsolescence to ensure that the slips are what they should be for the remainder of the lease.

Councilmember deHaan inquired what is the slips life expectancy, to which Mr. Wetmore responded over forty years.

Mayor Johnson inquired whether improvements would go through the design review process.

The Development Services Director responded the lessee would be required to go through the City's permitting process.

Vice Mayor Tam moved introduction of the ordinance.

Councilmember Matarrese seconded the motion.

Bill Smith, Alameda, stated that he has been interested in the property for the last few years.

Mayor Johnson stated that possible development was considered for the remaining parcel; the remaining parcel is not part of the lease; the City is not aware of any development of the parcel at this point.

On the call for the question, the motion carried by unanimous voice vote - 5.

 $(\underline{07-322A})$  Public Hearing to Consider Adoption of Resolution Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments, Island City Landscaping and Lighting District 84-2, Zones 2 and 3. **Not adopted.** 

The Assistant City Attorney stated the ballots have been tabulated; Zones 2 and 3 failed; a vote is not needed for the resolution.

Mayor Johnson inquired currently how much WABA pays.

The Public Works Coordinator responded approximately \$35,000 per year; stated one district pays approximately \$18,000, the other pays approximately \$16,000; stated there was a majority protest of the votes returned.

Mayor Johnson inquired when was the last time the amount was raised, to which the Public Works Coordinator responded 1992.

Mayor Johnson stated the streetscaping requires more maintenance; property owners have benefited from the streetscaping; hopefully, the property owners will recognize the need to contribute.

Councilmember Matarrese inquired whether another plan is in place to protect the City's investment; stated he wants to make sure that there is not a gap that would cause the streetscape to deteriorate and lose value.

The Assistant City Attorney stated thirty-six ballots were mailed to each zone; eleven ballots were returned from Zone 2; fifteen ballots were returned from Zone 3.

Mayor Johnson stated the vote is weighted; she is disappointed that Webster Street property owners were not willing to increase

Regular Meeting Alameda City Council July 3, 2007 contributions after millions of dollars were spent from public investment.

Councilmember deHaan inquired when another vote could be taken.

The Assistant City Attorney responded she would need to look into the matter.

Councilmember deHaan stated staff needs a fall back position to ensure that all assets are covered.

Mayor Johnson stated that the public investment needs to be protected; the business district needs to support the necessary maintenance.

The City Clerk read the results of returns.

Mayor Johnson inquired which parts of Webster Street are covered by Zones 2 and 3.

The Public Works Coordinator responded Zone 2 covers the area from Central Avenue to Santa Clara Avenue; Zone 3 covers the area down to Atlantic Avenue.

Mayor Johnson stated the property owners voted against the increase, not the business owners.

## ORAL COMMUNICATIONS, NON-AGENDA

(07-326) Donald McCauley, Teamsters Local 70, stated that he wanted to make the Council aware of the wrongdoings of Waste Management; the Union bargained in good faith to try and resolve Contract disputes; employees were told to leave the premises at 1:30 p.m. yesterday and a lockout occurred at 4:30 p.m.; rates have increased; requested Council support.

Councilmember Matarrese stated Alameda's trash and recycling is handled through Alameda County Industries (ACI); the School District has Waste Management; school is out of session except for a couple of campuses.

The City Manager stated two summer school programs are in session; Waste Management is the hauler for the School District; the City has a different hauler.

Councilmember deHaan stated Alameda's green waste goes to the Waste Management facility; he would like to understand the situation [lock out] better.

Mayor Johnson stated ACI does the recycling for Alameda; garbage goes to the transfer station.

Mr. McCauley stated the Davis Street facility is a transfer station; the recycling area is going to be shut down.

Mayor Johnson stated that Waste Management has its own recycling and sorting facility at the transfer station; ACI has its own in a different city; Council will receive a report on the matter.

 $(\underline{07-327})$  Shannon O'Keeffe, Teamsters Local 70, provided a brief background on the Waste Management dispute; requested Council support to get families back to work.

(07-328) Bill Smith, Alameda, discussed recycling.

### COUNCIL COMMUNICATIONS

(07-329) Discussion regarding a resolution calling upon steps to withdraw our Reservists, Coast Guard Units and members of the California National Guard troops from Iraq. [660-50]

Councilmember Matarrese stated that Council passed a resolution four years ago encouraging a multi-national diplomatic approach; now the nation is in the middle of a civil, religious war; the cost directly affects Alameda; he suggested National Guard withdrawals as a safety measure for California a year ago; the matter is a City issue because the City is paying the bills; the City is deprived of things because money is going out the other end and is not worth the benefit; he would like Council to discuss the issue.

<u>Proponents (In favor of resolution)</u>: Ashley Jones, Alameda; Herb Behrstock, United Nations Association, East Bay; Mi'Chelle Fredrick, Alameda.

Opponents (Not in favor of resolution): Eddie M. Abbey, District 10, Department of California, the American Legion; Richard W. Rutter, Alameda.

Councilmember Matarrese stated that he appreciates people coming out to speak; he is disappointed that more people did not come to the meeting; thanked Mr. Abbey for standing up for his service to the country; read the second "WHEREAS" of the draft resolution; stated said language is the same support shown in 2003; calling someone who disputes the war a traitor is contrary to the Constitution; the draft resolution is purposely written to address that the matter is a City issue and what the costs are; read the

rest of the draft resolution; stated Alameda is directly impacted; initially, the Base transfer was a no-cost transfer; now the City is paying \$108 million for unclean land that the City gave to the Department of Defense in a clean state; subsidies have been taken away from the School District; housing budgets have been cut year after year; the draft resolution would make it known that Alameda is being affected and wants a change; the draft resolution is an appropriate measure to discuss at the City level.

Vice Mayor Tam stated that she is supportive of Councilmember Matarrese's efforts to discuss the matter at a following Council meeting; she recognizes that significant sacrifices have been made by the military in order to preserve people's rights to speak; communication between local, regional, State or federal governments is appropriate; recent communications have taken place with the Governor to make sure that the Governor recognizes that public transit dollars should not be cut; the federal budget deficit has taken a toll on health care; Medicare reimbursements have diminished significantly; the City has discussed building an appropriate facility to serve veterans at Alameda Point; she would like to have the draft resolution recognize impacts on Alameda's health care needs.

Mayor Johnson stated that now is the appropriate time to give Alameda residents an opportunity to discuss the matter; she has no objection to discussing the matter at a Council meeting.

Councilmember deHaan stated that he has an on-going concern with the war; Congress changed in November; a referendum could be coming to California residents in April; SB 924 calls for an advisory vote; all avenues need to be discussed; four years is a long period of time; he does not want to send the wrong signal to the men and women serving the country; treatment was less than satisfactory for Vietnam War veterans; further discussion should go forward, but other avenues should be reviewed.

Mayor Johnson suggested adding language to the resolution regarding providing support services to veterans and supporting higher service levels for injured troops.

Councilmember Gilmore stated that she has received a number of emails and phone calls on the matter; residents are pro and con on the issue; a consensus does not exist; she feels that the matter is worth discussing; she is reluctant to tell any segment of the population that issues cannot be discussed; discussion does not diminish the support of the troops; the country has a long history of having grass roots activism when governments are not heading in the right direction; she is disappointed that more people did not

attend the meeting tonight; she hopes that more residents attend the future discussion to voice opinions on the matter.

Councilmember deHaan stated the no-cost conveyance was lost through the City's own actions but does not mean that the \$108 million requested by the Navy was not driven because of lack of funding.

Councilmember Matarrese stated that he disagrees with Councilmember deHaan; the \$108 million demanded by the Department of Defense is directly correlated to money not being available for clean up; the whole clean up issue has been driven by a lack of money that was dedicated to clean up; Councilmembers were elected to look out for the City's interests and to lead; sometimes it is necessary to yell to lead.

Mayor Johnson inquired whether a vote on the matter is needed, to which the Assistant City Attorney responded in the negative.

Mayor Johnson stated there is consensus to bring the matter to a future Council agenda.

Councilmember Matarrese stated the draft resolution would include reference to the healthcare needs for Alamedans and veterans and the support services necessary for active and injured veterans coming home from the war.

Mayor Johnson suggested adding language to provide an adequate level of funding for homeland security; stated funding shortfalls have left many areas of homeland securities still untouched; the City is in the process of creating an interoperable radio system.

Councilmember Matarrese stated the cost of that [interoperable ratio system] is pennies compared to the war.

Councilmember deHaan stated other activities need to be flushed out and should be part of the report that comes back.

Councilmember Gilmore stated the draft resolution references the California National Guard; she does not know what type of situation would cause Alameda to need the National Guard; recent newspaper articles have mentioned how various National Guard units are missing necessary equipment; requested information on cases where Alameda would use the National Guard and whether equipment was available to do the work.

Mr. Abbey stated presently there are four divisions of equipment; armored equipment would be left in Iraq because of bacterial growth.

Councilmember Gilmore stated the amount and type of equipment left here is unknown.

Mr. Abbey identified said equipment.

Councilmember Gilmore requested Mr. Abbey to provide staff with contact information.

Mayor Johnson stated there is not a clear understanding of the National Guard and how deployment works; the Governor of Maine stated she is concerned because State law stipulates that National Guard troops cannot be deployed for a certain amount of time after being deployed out of the United States.

Mr. Abbey stated federal troops were brought in during the 1906 earthquake because the States of Nevada, Oregon, Washington and Idaho could not send National Guard troops to assist in other states unless federalized.

The City Manager stated staff would work with Mr. Abbey as well as National Guard representatives.

Mr. Abbey stated the State Offices of Emergency Management Services would be happy to help.

Councilmember deHaan requested a status on SB 924; stated said bill would be an advisory question; all California citizens would be requested to vote on the matter.

 $(\underline{07-330})$  Consideration of Mayor's nomination for appointment to the Public Utilities Board.

Mayor Johnson nominated Gregory Hamm for appointment to the Public Utilities Board.

- $(\underline{07-331})$  Mayor Johnson stated that she attended the Mayor's Conference last week; the Energy Committee has become very popular; Los Angles is doing many innovative things.
- (07-332) Councilmember Matarrese stated the Council had a joint meeting with the Transportation Commission a few months ago; the congestion disappears on the Bay Farm Island Bridge when school lets out; requested that a plan be discussed for reducing student commute traffic at the next Council/School District meeting; Lincoln Middle School and Amelia Earhart Elementary School cause congestion in the area; Washington School causes congestion at 8<sup>th</sup> Street and Santa Clara Avenue; requested that the matter be

addressed prior to the next school year.

(07-333) Mayor Johnson suggested stated Mount Trashmore be used to grow trees for the City tree inventory.

The City Manager stated there is a time limit that needs to be met.

 $(\underline{07-334})$  Mayor Johnson inquired whether the City has an ordinance requiring that paint be contained when buildings are sand blasted or water blasted; stated there are some clean water run off laws; suggested something more direct to require prevent contamination.

(07-335) Councilmember deHaan stated Coast Guard Estuary Park is under the Coast Guard's jurisdiction; the Park was remediated and is dormant; suggested reviewing ways to use the Park.

The City Manager stated she would look into the matter; the Coast Guard gave the City permission to use the area for soccer before; now there is a process to get permission from the Navy.

 $(\underline{07-336})$  Councilmember deHaan stated the Alameda Landing design was brought to the Planning Board; the notification was not done in the best interest; the report stated people were notified within 300 feet of the area; the project should be notified properly; notification was not adequate.

Mayor Johnson inquired whether Councilmember deHaan was referring to notice for an upcoming meeting.

Councilmember deHaan responded the meeting already took place.

Mayor Johnson inquired whether Councilmember deHaan was requesting staff to confirm that proper noticing was done.

Councilmember deHaan responded in the affirmative; stated the public should be notified in a good, earnest manner for large projects.

Councilmember Gilmore stated the Planning Board discussed notification issues when a project affects the City at large; there are different noticing rules; requested that the matter be reviewed.

Mayor Johnson stated the noticing requirements were expanded; requested that staff confirm that the noticing requirements were followed.

(07-337) Councilmember deHaan stated there have been concerns with Regular Meeting

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minimum wage and health benefits offered by retail companies that come into Alameda; the matter needs to be reviewed.

# ADJOURNMENT

There being no further business, Mayor Johnson adjourned the Regular Meeting at  $10:22~\mathrm{p.m.}$ 

Respectfully submitted,

Lara Weisiger City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

# MINUTES OF THE SPECIAL JOINT CITY COUNCIL, ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY (ARRA), AND COMMUNITY IMPROVEMENT COMMISSION (CIC) MEETING TUESDAY- -JULY 3, 2007- -6:00 P.M.

Mayor Johnson convened the Special Meeting at 6:15 p.m.

ROLL CALL - Present: Councilmembers / Board Members /

Commissioners deHaan, Gilmore, Matarrese,

Tam, and Mayor/Chair Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(<u>ARRA</u>) Conference with Real Property Negotiator; Property: <u>Alameda Naval</u> <u>Air Station</u>; Negotiating parties: ARRA and SunCal Companies; Under negotiation: Price and terms.

(<u>07-025CIC</u>) Conference with Real Property Negotiator; Property: <u>Alameda Theater Retail Spaces</u> at 2315 and 2319 Central Avenue; Negotiating parties: CIC and Restaurateur; Under negotiation: Terms.

 $(\underline{07-305CC})$  Conference with Legal Counsel - Existing Litigation - (54953.9; Name of Case: Mikiten v. City of Alameda, et al.

(07-306CC) Conference with Legal Counsel - Existing Litigation (54953.9); Name of Case: Collins (2) v. City of Alameda.

 $(\underline{07-307CC})$  Conference with Legal Counsel - Existing Litigation (54953.9); Name of Case: Collins (3) v. City of Alameda.

Following the Closed Session, the Special Meeting was reconvened and Mayor/Chair Johnson announced that regarding the Alameda Naval Air Station, the City negotiators briefed the Board and received instructions; regarding the Alameda Theater Retail Spaces, negotiators provided a briefing on retail space transactions to the Commission and received direction; regarding Mikiten, Council received a briefing from Legal Counsel and provided directions; regarding Collins 2, Council received a briefing and provided direction to Legal Counsel to defend the case; regarding Collins 3, Council received a briefing and provided direction to Legal Counsel to defend the case.

# Adjournment

There being no further business, Mayor/Chair Johnson adjourned the Special Joint Meeting at 7:42 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk Secretary, Community Improvement Commission

The agenda for this meeting was posted in accordance with the Brown Act.

# MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING TUESDAY- -JULY 3, 2007- -7:27 P.M.

Chair Johnson convened the Special Meeting at 7:50 p.m.

ROLL CALL - Present: Commissioners deHaan, Gilmore, Matarrese,

Tam, and Chair Johnson - 5.

Absent: None.

# CONSENT CALENDAR

Commissioner Matarrese moved approval of the Consent Calendar.

Commissioner Tam seconded the motion with the following correction to the minutes: Page 11: "Vice Mayor Tam inquired whether Board Members are required to make contributions over time."

Commissioner Gilmore noted the following correction to the minutes: Page 15: "...the City needs to help the Museum with finding a site if fund raising is not enough to cover a projected rent increase."

On the call for the question, the motion carried by unanimous voice vote - 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*07-026) Minutes of the Annual Community Improvement Commission (CIC) meeting and the Special Joint City Council, Alameda Reuse and Redevelopment Authority and CIC meeting held on June 19, 2007. Approved.

 $(\underline{*07-027})$  Recommendation to authorize the Executive Director to enter into Contracts with the Park Street Business Association in the amount of \$108,020 and the West Alameda Business Association in the amount of \$98,200 for Fiscal Year 2007-2008. Accepted.

# AGENDA ITEMS

None.

#### ADJOURNMENT

There being no further business, Chair Johnson adjourned the Special Meeting at 7:55 p.m.

Respectfully submitted,

Lara Weisiger Secretary, Community Improvement Commission

Agenda for meeting was posted in accordance with the Brown Act.

Special Meeting Community Improvement Commission July 3, 2007